

## 364 WESTWOOD Drive, Calgary T3C 2W4

Westgate 07/30/24 List Price: **\$749,000** MLS®#: A2153355 Area: Listing

Status: Active County: Calgary Change: Association: Fort McMurray -\$40k, 19-Aug

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: 1959 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 561 sqft 1,031

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

50

Ttl Park: 3 2 Garage Sz:

4 (3 1 )

2.0 (2 0)

**Bungalow** 

Access:

Lot Feat: Back Yard, City Lot, Front Yard, Landscaped, Standard Shaped Lot, Street Lighting

Park Feat: **Double Garage Detached, Oversized** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: **Private Yard** 

Concrete, Stucco, Wood Frame, Wood Siding

1,031

Flooring:

Carpet, Hardwood, Laminate, Linoleum, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Range, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer/Dryer

Int Feat: Natural Woodwork, Separate Entrance, Sump Pump(s)

**Utilities:** 

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`3" x 13`5"	Dining Room	Main	9`0" x 8`10"
Kitchen With Eating Area	Main	12`3" x 11`5"	Bedroom	Main	10`2" x 8`2"
Bedroom - Primary	Main	12`9" x 12`3"	4pc Bathroom	Main	
Family Room	Lower	12`6" x 10`7"	Kitchen With Eating Area	Lower	10`11" x 7`8"
Bedroom	Lower	12`2" x 10`8"	Office	Lower	12`0" x 8`10"
4pc Bathroom	Lower	8`4" x 5`10"	Storage	Lower	11`2" x 5`3"
Bedroom	Upper	11`9" x 7`10"			

## Legal/Tax/Financial

Title: Fee Simple	Zoning: R-C1			
Legal Desc:	4994HN  Remarks			
	Remarks			
Pub Rmks:	NEW PRICE! Sitting on a 55 ft X 110 ft lot offering you potential development opportunities in the near future subject to city approval is this beautiful property on a quiet street only one block from the 45th St C-Train Station on 17th Ave SW, and near downtown as well as all amenities including schools, shopping, and parks. This bright and clean 3 bedroom bungalow with double detached garage and 1-bedroom 1-office illegal basement suite in Westgate features hardwood flooring and significant updates including newer furnace, newer bathroom and newer kitchen cabinets, plus central air conditioning. FYI Showing times are restricted due to responsible tenants on both levels asking for more time to prepare for viewings. Consider this place as the ideal holding property for future development possibilities.			
Inclusions:	n/a			
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123